

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL C-2

IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS William H. Breen Jr. has expressed an interest in and has submitted a satisfactory proposal for rehabilitating the commercial property on Disposition Parcel C-2:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That William H. Breen Jr. be and hereby is tentatively designated as redeveloper for Disposition Parcel C-2 in the Charlestown Urban Renewal Area, subject to:

- a. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- b. Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- c. Submission within 180 days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds;
 - (ii) Evidence of payment - final commitments from banks or other lending institutions;
 - (iii) Final working drawings and specifications;
 - (iv) Proposed construction and rental schedules.

2. That disposal of Parcel C-2 by negotiation is the appropriate method of making the land available for development.

3. That it is hereby found that William H. Breen Jr. possesses the qualifications and financial resources necessary to undertake the rehabilitation of this property in accordance with the urban renewal plan.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004).

I, William H. Breen, Jr., in being considered for the development of Parcel C-2, located at 465 Rutherford Avenue and 19 and 21 Baldwin Street, should I be designated as developer of said property, do hereby agree to do the following:

EXTERIOR:

1. Install new five (5) ply built-up tar and gravel roof, with all new aluminum flashing and counter flashing, including the ell.
2. Repoint two (2) chimneys above roof complete.
3. Remove all paint and projecting mortar on rear, left side and front of building, repoint complete, sand blast or wash down with Klenztone.
4. Reglaze existing metal windows on right side with obscure wire glass.
5. Remove door and boom at third floor level, and install twelve (12) new metal windows with obscure wire glass.
6. At I beams above overhead doors, remove masonry and replace with new.
7. At first floor level front, brick up 2' x 2' opening to match existing.
8. Remove existing and install new entrance complete at front left corner.
9. Paint all metal windows and wood doors and trim with two (2) coats of oil base paint.
10. Install three (3) new windows in ell portion of building.
11. Install a new door in the ell portion of the building.
12. Install new aluminum siding to the entire three (3) elevation walls in ell portion of property (approximately 3,600 S.F.).

INTERIOR: (Provide adequate facilities to suit tenants)

Depending on use, it would be necessary to provide the following:

1. New floors throughout; seal up hatchways.

INTERIOR (CONT'D):

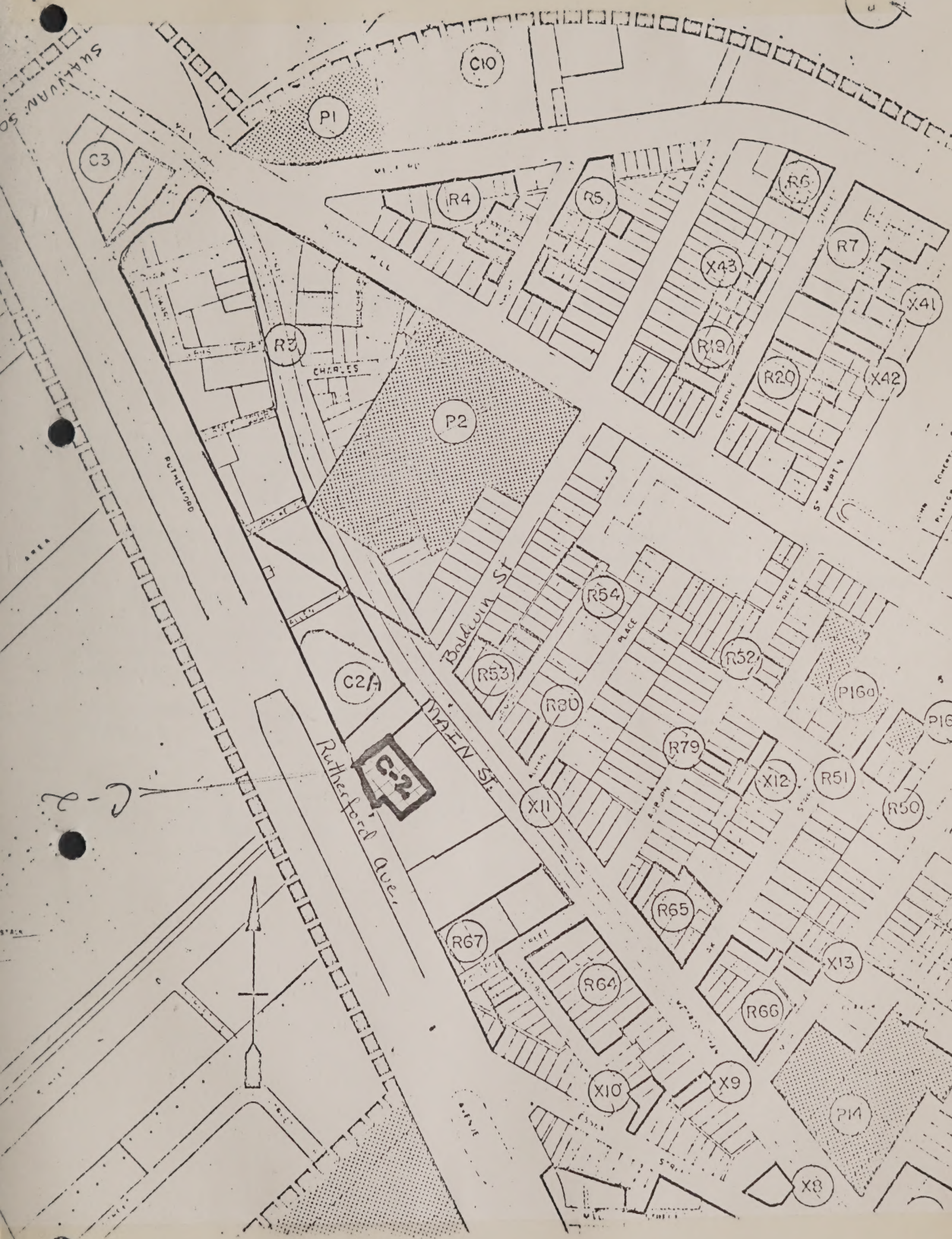
2. Provide second means of egress from each unit.
3. New electricity throughout.
4. New plumbing and toilet rooms, depending on use.
5. New heat throughout.
6. Complete redecorating to suit tenants.
7. Install new 3" concrete floor in the ell portion of the building (approximately 3,600 S.F.).

William H. Breen, Jr.

William H. Breen, Jr.

William H. Breen & Canvas Company

Date: Feb 3, 1972



February 24, 1972

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney

SUBJECT: Charlestown, Mass. R-55 / Rehabilitation Development
Tentative Designation of Developer / Disposition Parcel C-2

It is recommended that the Board approve the tentative designation of William H. Breen Jr. as developer of 465 Rutherford Avenue and 19-21 Baldwin Street, otherwise known as Parcel C-2.

The property now belongs to the Authority and was scheduled for demolition. However, Mr. Breen, who is currently an on-site tenant in this property, requested that the Authority permit him to own and renovate this building as a place of business.

Mr. Breen's family canvas business has been operating in Charlestown since 1884. His previous business site was acquired by the Authority and he was relocated to the subject building. He has agreed to remove all code violations from this building and to renovate the property in a manner acceptable to our rehab and design staff. A copy of the specifications to which he has agreed is attached. Finally, Mr. Breen has obtained a mortgage commitment to finance the renovation of the property from the Charlestown Savings Bank.

The Authority approved the disposition price for this parcel February 10, 1972.

It is recommended that the Authority adopt the attached resolution tentatively designating William H. Breen Jr. as developer of Disposition Parcel C-2.